

MISREPRESENTATION ACT 1967.

1. The particulars are set out as general outline only for the vendors or Lessors of this property, whose agents they are, give notice that:

2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



OFFERS IN THE REGION OF £350,000



8 SCHOOL ROAD NORTH
RUDHEATH
NORTHWICH
CW9 7TX

4 2 3 D
COUNCIL TAX BAND: D



An immaculately presented chain free family home located within strolling distance of the Trent and Mersey canal in Rudheath

Description

Purchased by the vendor four years ago this light and airy detached property is the perfect opportunity for a growing family.

Externally the property is positioned at the end of School Road North, tucked away with a double driveway, a single integral garage and a gravel garden to the front aspect with a side gate providing direct access to the spacious and enclosed west facing partly flagged, partly lawned rear garden.

Ground floor accommodation comprises entrance hall with laminate flooring, stairs to the first floor and provides access to the lounge. The dual aspect, bay fronted cosey lounge has a feature log burner, bespoke understairs storage and a double glazed window to the side aspect.

Particular mention must be made of the modern open plan kitchen/dining room with laminate flooring, a range of low level and eye level units with a selection of integrated appliances including an extractor hood, single oven and a family sized dishwasher, tiled splashbacks, quartz tops, French doors to the conservatory and access to the utility room, downstairs WC and integral garage which houses the combi boiler.

The utility room has tiled flooring, provides plumbing for the washing machine and tumble dryer and provides direct access to the side aspect, ideal for bin access.

Upstairs comprises spacious landing with access to the partly boarded loft space, a principal bedroom with bespoke fitted wardrobes, media wall and a modern three piece en-suite shower room, two further double bedrooms, a single bedroom/study with bespoke fitted furniture and a modern three piece family bathroom.

School Road North is located within close proximity of amenities including Northwich town centre along with pleasant walks and cycle paths along the Mersey and Trent canal. Road access to the M6 and the M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool, Manchester and Media City easily accessible, whilst Liverpool and Manchester International Airports can be accessed within 45 minutes drive. Local railway stations include Northwich (Manchester to Chester line) and Hartford (Liverpool to London).

Northwich and surrounds are renowned for it's superb educational facilities. Catering for all age groups, including the highly reputable and very popular Kingsmead Primary School, Rudheath Senior Academy located within walking distance, Grange School (junior and secondary school level), St Nicolas's Roman Catholic high school, Mid-Cheshire College of Further Education and Sir John Deane's Sixth Form and further education college which is a short drive from the property.

Northwich town centre has a range of independent and established retails chains. There are several supermarkets including Sainsburys, Tesco and Waitrose. The town has been re developed and a brand new cinema and restaurant complex known as Barons Quay and a leisure complex known as Brio leisure have recently been built providing an Olympic sized indoor swimming pool, state of the art gymnasium and theatre.